



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, SEPTEMBER 8, 2015– 6:30 PM
DESERT BREEZE COMMUNITY CENTER
8275 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett **Present**
Dee Gatliff, Vice Chair **Present**
John Getter, Chair **Present**
Darby Johnson, Jr. **Present**
Angie Heath Younce **Present**
Mike Shannon, Town Liaison (702) 455-8338 **Present**
Diana Morton, Secretary (702) 254-8413 **Present**

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
Spring Valley Library – 4280 S. Jones
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**
 - D. Approval of Minutes of August 25, 2015 **Approved 5-0**
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- V. TOWN BOARD INPUT **John Getter commended the Metro officers that apprehended the individual who shot at them while on patrol earlier in the week.**
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business
 - B. Introduce and Discuss 2015 Budget Request **John Getter indicated he has been given feedback from a number of applicants building within Clark County that the review process with Water Reclamation has steadily increased over the years and is at the point of negatively impacting applicants. Mr. Getter noted the need for sewers has rapidly grown over the years and that recent development in RNP areas has added to the work load. John stated that something needs to be done to decrease the number of**

days applicants wait for Water Rec to complete reviews, especially second and third reviews that are in response to initial comments.

- C. Presentation on safety and distance requirements for gasoline storage (gas stations) from residential and medical facilities. . **Sam Palmer and Robert Williams reviewed the 2012 International Fire Code in relation to distance requirements associated with gas stations.**

VII. PLANNING & ZONING

10/06/15 PC

1. **DR-0533-15 - SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW for a proposed building and parking lot addition to an existing elementary school (Elaine Wynn) on 10.0 acres in a P-F (Public Facility) Zone. Generally located on the south side of Edna Avenue, 280 feet west of Lindell Road within Spring Valley. SB/mk/ml (For possible action)
PC 10/6/15
Approved subject to staff conditions. Vote 5-0
2. **NZC-0547-15 – FOSTER DAY I, LLC:**
ZONE CHANGE to reclassify 3.4 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the MUD-4 Overlay District.
USE PERMIT for a proposed mini-warehouse facility.
DESIGN REVIEWS for the following: **1)** a proposed mini-warehouse facility; and **2)** increased finished grade. Generally located on the east side of Hualapai Way and the north side of Tompkins Avenue within Spring Valley (description on file). SB/pb/ml (For possible action) **PC 10/6/15**
Denied. Vote 5-0
3. **UC-0543-15 – E-GRAND VENTURES, LLC:**
USE PERMIT for a proposed dog kennel facility in a C-2 zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a proposed outside use (play area).
DESIGN REVIEW for a dog kennel within a portion of an existing shopping center on a portion of 8.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Grand Canyon Drive, 725 feet south of Flamingo Road within Spring Valley. SB/rk/ml (For possible action) **PC 10/6/15**
Approved to staff conditions. Vote 5-0
4. **VS-0499-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Roy Horn Way located between Sunset Road and Martin Avenue (alignment) within Spring Valley (description on file). SB/co/ml (For possible action) **PC 10/6/15**
Approved subject to staff conditions. Vote 5-0
5. **VS-0519-15 – AURA LAS VEGAS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue (alignment) and Sunset Road, and between Durango Drive and Riley Street within Spring Valley (description on file). SB/tk/ml (For possible action) **PC 10/6/15**
Approved subject to staff conditions. Vote 5-0
6. **VS-0542-15 – GREYSTONE NEVADA, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road and between Brent Thurman Way and Riley Street, and portion of right-of-way being Sanford Creek Street located between Sherborne Gate Avenue and Post Road and a portion of right-of-way being Seeliger Street located between Sherborne Gate Avenue and Post Road within Spring Valley (description on file). SB/co/ml (For possible action) **PC 10/6/15**
Approved subject to staff conditions. Vote 5-0

10/07/15 BCC

7. **DR-0535-15 – HDS DURANGO, LLC:**

DESIGN REVIEW for a proposed monument sign in conjunction with an approved restaurant on 0.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Durango Drive, 460 feet north of Warm Springs Road within Spring Valley. SS/al/ml (For possible action) **BCC 10/7/15**
Approved subject to staff conditions and additional condition that the sign be reduced to six feet. Vote 5-0

8. **DR-0537-15 – HOGAN LAND PARTNERSHIP:**

DESIGN REVIEW for a proposed mini-warehouse facility on a portion of 5.0 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 700 feet south of Warm Spring Road within Spring Valley. SS/gc/ml (For possible action) **BCC 10/7/15**
Approved subject to staff conditions. Vote 5-0

9. **UC-0538-15 – MOUNTAINTOP FAITH MINISTRIES:**

USE PERMIT to expand an existing place of worship with the addition of a proposed parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** on-site paving; and **3)** off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEWS for the following: **1)** a temporary parking lot; and **2)** a proposed overflow parking lot in conjunction with an existing place of worship on 5.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road, 190 feet south of Eldora Avenue within Spring Valley. SB/al/ml (For possible action) **BCC 10/7/15**
Held by applicant until September 29, 2015 Town Board meeting.

10. **UC-0550-15 – ARCE, PHILLIP W. TRS:**

USE PERMIT for a proposed assisted/independent living facility with accessory commercial uses.
WAIVERS OF CONDITIONS of a zone change (ZC-1644-02) requiring the following: **1)** hours of operation to be Monday through Saturday, 7:00 a.m. to 7:00 p.m. and 9:00 a.m. to 5:00 p.m. on Sunday; **2)** right-of-way dedication of 50 feet for Tropicana Avenue; and **3)** access to Conquistador Avenue shall be limited only to the mini-warehouse area and not the retail area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** permit access to a local street; and **3)** cross access, ingress/egress and shared parking easements.
DESIGN REVIEW for a proposed assisted/independent living facility with accessory commercial uses on 5.0 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Tropicana Avenue and Conquistador Street within Spring Valley. SB/al/ml (For possible action) **BCC 10/7/15**
Approved as requested with staff if approved conditions. Vote 5-0

11. **UC-0680-01 (WC-0061-15) – MOUNTAINTOP FAITH MINISTRIES:**

WAIVER OF CONDITIONS of a use permit requiring a traffic study to address no access on Westwind Road unless required by Public Works in conjunction with a place of worship on 6.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Westwind Road and the north side of Edna Avenue within Spring Valley. SB/al/ml (For possible action) **BCC 10/7/15**
Held by applicant until November 10, 2015 Town Board meeting.

12. **ZC-0546-15 – FABULOUS FREDAS FINANCIAL FAIT ACCOMPLI, LLC:**
ZONE CHANGE to reclassify 7.9 acres from R-E (Rural Estates Residential) Zone and P-F (Public Facility) Zone to C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts.
USE PERMITS for the following: **1)** on-premises consumption of alcohol (proposed supper clubs); and **2)** reduce the separation from on-premises consumption of alcohol (proposed supper clubs) to a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow modified CMA Design Standards.
DESIGN REVIEW for a shopping center. Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley (description on file). SS/pb/ml (For possible action) **BCC 10/7/15**
Held by applicant until September 29, 2015 Town Board meeting.

Heldover from August 25, 2015 Meeting:

13. **ZC-0477-15 – WILKE FAMILY INVEST GROUP, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex in the CMA Design and MUD-3 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** cross access.
DESIGN REVIEW for an office/warehouse complex. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley (description on file). SS/al/ml (For possible action) **BCC 9/16/15**
Approved the zone change, denied the waivers of development standards and denied the design review. Vote 3-2 J. Getter, A. Heath Younce voted against motion.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

- IX. Set next meeting date – **Tuesday, September 29, 2015 – 6:30 PM**
X. Adjournment – **8:30 PM**

COMMISSIONERS
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road